

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 21, 2003

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *ps*

SUBJECT: CONSIDERATION OF REQUEST TO MODIFY THE MEMBERSHIP OF
THE POTOMAC YARD DESIGN ADVISORY COMMITTEE (PYDAC)

ISSUE: Consideration of request from Councilman Ludwig Gaines to amend the membership of the Potomac Yard Design Advisory Committee (Attachment 1).

RECOMMENDATION: That Council adopt the attached resolution (Attachment 2) which initiates and refers the matter to the Planning Commission for an amendment to the Zoning Ordinance that will establish the Potomac Yard Design Advisory Committee by ordinance and will modify the committee's membership to include two representatives of the area covered by the Potomac Yard/Potomac Greens small area plan.

DISCUSSION:

The Potomac Yard Design Advisory Committee was established by Condition 17 of the Concept Plan for the Potomac Yard/Potomac Greens Coordinated Development District. The Committee reviews applications for preliminary development plan approval for compliance with the Potomac Yard Urban Design Guidelines and makes recommendations to the Planning Commission and the City Council. Councilman Gaines has requested that the PYDAC membership be amended in accordance with language amending Condition 17 submitted by the Del Ray Civic and Old Town Greens Townhome Owners Associations. This amended language is as follows (old language has strike-throughs; new language is underlined):

The PYDAC shall consist of seven members to be appointed by the City Council for staggered terms of no more than two years each. The Committee shall include two members representing the Potomac West area; ~~the remaining five members shall be from the City at-large and shall include three representatives of residential neighborhoods and the business community and two qualified professionals skilled in architecture.~~ two members representing the Potomac Yard area; the remaining three members shall be from the City at-large, including two qualified professionals skilled in architecture or urban design.

I would recommend a slight change to language suggested by Councilman Gaines. Under that language, the business community no longer has any representation on PYDAC and its slot is effectively replaced by a member from the “City at-large.” I would retain a representative of the business community on the committee, and remove the “City at-large” member. Thus, I recommend the following language:

The PYDAC shall consist of seven members to be appointed by the City Council for staggered terms of no more than two years each. The Committee shall include two members representing the Potomac West area; ~~the remaining five members shall be from the City at-large and shall include three representatives of residential neighborhoods and the business community and two qualified professionals skilled in architecture.~~ two members representing the Potomac Yard area; one member representing the business community; and two qualified professionals skilled in architecture or urban design.

The attached resolution refers this matter to the Planning Commission with a request that the Zoning Ordinance be amended to establish PYDAC as “a formal advisory committee to the Planning Commission and City Council, and to provide full and adequate public representation on such committee,” such representation reflecting the amendment to current Condition 17 of the Potomac Yard/Potomac Greens concept plan that Council prefers.

STAFF: Rose Williams Boyd, Executive Secretary for Boards and Commissions

ATTACHMENTS:

1. November 3 Memorandum from Council Gaines to Philip Sunderland
2. Proposed Resolution



City of Alexandria, Virginia

*301 King Street, Suite 2300
Alexandria, Virginia 22314*



Ludwig P. Gaines, Esq.
Member of Council

TO:

PHILLIP SUNDERLAND, CITY MANAGER
ROSE BOYD, CITIZEN ASSISTANCE ✓

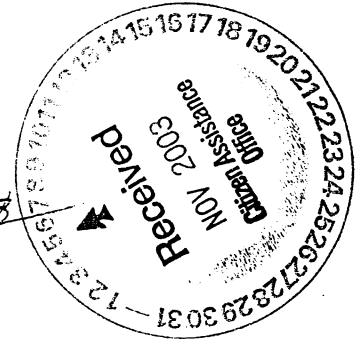
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WILLIAM D. EUILLE, MAYOR
REDELLA PEPPER, VICE MAYOR
ANDREW MACDONALD, MEMBER OF COUNCIL
ROB KRUPICKA, MEMBER OF COUNCIL
PAUL SMEDBERG, MEMBER OF COUNCIL
JOYCE WOODSON, MEMBER OF COUNCIL

FROM: LUDWIG P. GAINES, MEMBER OF COUNCIL

DATE: NOVEMBER 3, 2003

RE: PYDAC AMENDMENT DOCKET ITEM



On October 14, I sent you a correspondence seeking your support and stating my intention to offer an amendment to the 1999 Potomac Yard Design Guidelines to require that 2 representatives on this 7-member Board be residents who represent Potomac Yard. The underlying principle of this amendment is that residents who live inside Potomac Yard are most immediately impacted by the evolving development process in Potomac Yard, and, thus, should have comparable representation on the committee (PYDAC) responsible for shaping their community in the years ahead.

I am pleased to report that the Del Ray Civic (DRCA) and Old Town Greens Townhome Owners Associations (OTGTOA) have agreed on language that accomplishes this important objective. Accordingly, I request this amendment be docketed for Council consideration. I look forward to working with all of you, and others to make this change to ensure citizen stakeholders are adequately included as part of the ongoing development process in this important part of our City.

The specific amendment for your consideration is set forth in the fourth full paragraph of the joint letter we each received today from DRCA President Justin Wilson and Brain Detter, OTGTOA President (copy attached).

I applaud the leadership of the civic and townhome associations involved for working together on this issue and collaborating across neighborhood lines on a workable solution. And, I also wish to thank Council member Krupicka for his efforts in this matter.

LPG

**Del Ray
Citizens Association**
P.O. Box 2233
Alexandria, VA 22301

**Old Town Greens
Townhome Owners Association**
c/o 717 Catts Tavern Drive
Alexandria, VA 22314

November 4, 2003

Honorable Mayor & Members of the City Council,

We are writing to ask that you amend the Potomac Yard Design Guidelines to ensure that residents who live in Potomac Yard can be an integral part of the citizen review process.

In 1999, when the initial guidelines were developed, residents were still moving into new town homes and condominiums in the Old Town Greens development. Today, there are 272 units with about 600 residents. In the months ahead, another 228 units are expected in the Potomac Greens development approved by Council this past spring.

To ensure that the City and the developers of Potomac Yard receive valued inputs from all of the appropriate stakeholders impacted, we join in asking your support to modify the makeup of the 7-member Potomac Yard Design Advisory Committee (PYDAC), to include two members from Potomac Yard.

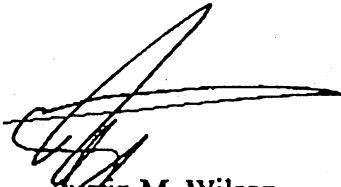
Specifically, we support replacing paragraph (a) with the following:

(a) The PYDAC shall consist of seven members to be appointed by City Council for staggered terms of no more than two years each. The Committee shall include two members representing the Potomac West area; two members representing the Potomac Yard area; the remaining three members shall be from the City at-large, including two qualified professionals skilled in architecture or urban design."

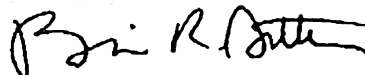
Furthermore, to the extent possible, we ask that these changes go into effect in a manner that allows current members to complete the remaining portion of their terms under the existing guidelines.

We believe these changes will benefit the City, Potomac Yard, and the surrounding communities and we appreciate your consideration.

Sincerely,



Justin M. Wilson
President
Del Ray Citizens Association



Brian R. Detter
President
Old Town Greens
Townhome Owners Association

Forwarded Message:

Subj: **PYDAC**
Date: 10/14/2003 8:55:40 AM Eastern Standard Time
From: Councilmangaines
To: Alexvamayor, DELPepper, council@joycewoodson.net, ludwig@gainwithgaines.com,
macdonaldcouncil@msn.com, rob@krupicka.com, PaulCSmedberg

Dear Colleagues:

We will have the opportunity this evening to appoint two (2) members to PYGAC this evening.

Two things:

First, I encourage everyone take a very close look at Susanne Carnell for PYDAC. She is an Old Town Greens resident, active in their civic association, has appeared before planning commission several times and been an outstanding and informed advocate for her community. Her professional credentials are also impressive. She will receive one of my two votes for this important committee.

Secondly, there is concern in the Old Town Greens community that there currently are no designated seats on PYDAC for actual residents of Potomac Yards. Having designated representation for those most immediately affected by future development/planning in this community not only makes sense, but is the most fair approach in my estimation. I have spoken with Old Town Greens President Brian Detter and my recommendation reflects his thinking.

Accordingly, in the coming weeks, I will submit for council's consideration a recommendation that PYDAC's membership requirements be amended to include at least two (2) seats for Potomac Yards residents. This community will grow significantly in the months and years to come and should have fair representation as a formal part of the PYDAC ordinance's membership requirements.

Ludwig

Ludwig P. Gaines, Esq.
Alexandria City Councilman
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Home: (703)823-6116
www.gainwithgaines.com
Aide: Kathryn Huber, (703)838-4930

RESOLUTION NO. _____

WHEREAS, the Alexandria City Council may initiate the amendment of the Alexandria Zoning Ordinance whenever it determines that public necessity, convenience, general welfare or good zoning practice requires an amendment; and

WHEREAS, Condition No. 17 of the approved concept plan under Alexandria Zoning Ordinance Section 5-602(A)(10), CDD No. 10 (Potomac Yard/Potomac Greens), establishes the Potomac Yard Design Advisory Committee (PYDAC) to review further zoning approvals required by Section 5-602(A)(10) for development within the concept plan area, and formally advise the Planning Commission and City Council thereon; and

WHEREAS, the establishment of a committee such as PYDAC, which has the duty and authority formally to advise the Planning Commission and City Council in performing their public regulatory functions, as part of the Zoning Ordinance, and not merely as a condition of the approved concept plan, represents good zoning practice that is important to the public necessity and convenience and the general welfare; and

WHEREAS, PYDAC, as currently structured under the approved concept plan, does not provide for full and adequate public representation on the committee, including future residents and others within the concept plan area; and

WHEREAS, full and adequate public representation on an advisory committee such as PYDAC represents good zoning practice that is important to the public necessity and convenience and the general welfare;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alexandria:

Section 1. That the public necessity, convenience, general welfare or good zoning practice requires consideration of a Text Amendment to establish PYDAC in the Zoning Ordinance as a formal advisory committee to the Planning Commission and City Council, and to provide full and adequate public representation on such committee.

Section 2. That the City council does hereby initiate such Text Amendment, and refer the same to the Planning Commission for public hearing and consideration in the manner provided by law.

ADOPTED:

WILLIAM D. EUILLE MAYOR

ATTEST:

JACQUELINE M. HENDERSON, CMC, CITY CLERK

RESOLUTION NO. 2089

WHEREAS, the Alexandria City Council may initiate the amendment of the Alexandria Zoning Ordinance whenever it determines that public necessity, convenience, general welfare or good zoning practice requires an amendment; and

WHEREAS, Condition No. 17 of the approved concept plan under Alexandria Zoning Ordinance Section 5-602(A)(10), CDD No. 10 (Potomac Yard/Potomac Greens), establishes the Potomac Yard Design Advisory Committee (PYDAC) to review further zoning approvals required by Section 5-602(A)(10) for development within the concept plan area, and formally advise the Planning Commission and City Council thereon; and

WHEREAS, the establishment of a committee such as PYDAC, which has the duty and authority formally to advise the Planning Commission and City Council in performing their public regulatory functions, as part of the Zoning Ordinance, and not merely as a condition of the approved concept plan, represents good zoning practice that is important to the public necessity and convenience and the general welfare; and

WHEREAS, PYDAC, as currently structured under the approved concept plan, does not provide for full and adequate public representation on the committee, including future residents and others within the concept plan area; and

WHEREAS, full and adequate public representation on an advisory committee such as PYDAC represents good zoning practice that is important to the public necessity and convenience and the general welfare;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alexandria, Virginia:

Section 1. That the public necessity, convenience, general welfare or good zoning practice requires consideration of a Text Amendment to establish PYDAC in the Zoning Ordinance as a formal advisory committee to the Planning Commission and City Council, and to provide full and adequate public representation on such committee.

Section 2. That the City council does hereby initiate such Text Amendment, and refer the same to the Planning Commission for public hearing and consideration in the manner provided by law.

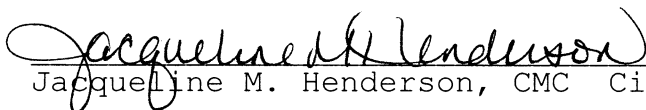
ADOPTED: November 25, 2003



WILLIAM D. EUILLE

MAYOR

ATTEST:



Jacqueline M. Henderson, CMC City Clerk